



State of New Jersey

THE PINELANDS COMMISSION

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www.nj.gov/pinelands



PHILIP D. MURPHY
Governor

TAHESHA L. WAY
Lt. Governor

General Information: Info@pinelands.nj.gov
Application Specific Information: AppInfo@pinelands.nj.gov

LAURA E. MATOS
Chair
SUSAN R. GROGAN
Executive Director

February 28, 2024

William Narozanick (via email)
77 Hopewell Road
Marlton NJ 08053

Re: Application # 1996-1467.006
Block 55, Lots 3, 3.17 & 3.18
Evesham Township

Dear Mr. Narozanick:

Pursuant to N.J.A.C. 7:50-4.34 of the Pinelands Comprehensive Management Plan, the completion of this application has resulted in the issuance of the enclosed *Certificate of Filing*.

The Certificate of Filing is not an approval. It is the document necessary to allow any municipal or county agency to review and act on the proposed development application. All municipal and county permits and approvals granted for the proposed development are subject to review by the Pinelands Commission. **No permit or approval shall take effect and no development may occur until the Commission issues a letter indicating that the municipal or county permit or approval may take effect.**

Upon receipt of any municipal or county permit or approval, please submit a copy to the Commission's office with the additional items listed on the enclosed *Local Agency Approval Submission Checklist*.

If you have any questions, please contact Timothy Capella of our staff.

Sincerely,

for Charles M. Horner, P.P.

Director of Regulatory Programs

- Enc: Certificate of Filing
[Local Agency Approval Submission Checklist](#)
(Above form(s) may be found at nj.gov/pinelands/appli/tools/.)
- c: Secretary, Evesham Township Planning Board (via email)
Evesham Township Construction Code Official (via email)
Evesham Township Environmental Commission (via email)
Secretary, Burlington County Planning Board (via email)
James Sassano (via email)
Joseph Gray (via email)



Philip D. Murphy
Governor

Tahesha L. Way
Lt. Governor

New Jersey Pinelands Commission
PO Box 359
New Lisbon, NJ 08064
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Chair

Susan R. Grogan
Executive Director

CERTIFICATE OF FILING

Application #: 1996-1467.006
Applicant: William Narozanick
Municipality: Evesham Township
Block 55, Lots 3, 3.17 & 3.18
Rural Development Area, RD-2 Zoning District: 86.69 acres

Proposed Development

Three lot re-subdivision and no further development

Plan(s) Subject of Certificate of Filing

Minor Subdivision-Lot Line Adjustment Plan, consisting of 4 sheets, prepared by James Sassano Associates, Inc. and dated as follows:
Sheets 1-4, dated 02/10/2023, last revised 01/23/2024

for **Charles M. Horner, P.P.**
Director of Regulatory Programs

February 28, 2024

Date

BACKGROUND

Existing development:

- ♦ Four single family dwellings serviced by onsite septic systems.

Relevant Information:

- ♦ There are wetlands located on the parcel.
- ♦ The proposed re-subdivision will create an 8.51 acre lot (proposed Lot 3.19) containing two existing dwellings, a 40.78 acre lot (proposed Lot 3.20) containing two existing dwellings and a vacant 37.40 acre lot (proposed Lot 3.21) to be deed restricted.
- ♦ On March 15, 2018, a Certificate of Filing was issued for a three lot re-subdivision and no further development (App. No. 1996-1467.005). Subsequently, the Evesham Township Zoning Board granted a minor subdivision approval with use and bulk variances and the Burlington County Planning Board granted revised paper copy final subdivision approval for the proposed subdivision.

CONDITIONS

1. This application is for the proposed three lot re-subdivision and no further development only. Any other future development of the above-referenced parcel shall be governed by Evesham Township's certified land use ordinance and the Pinelands Comprehensive Management Plan (CMP).
2. Prior to Commission issuance of a letter advising that any final municipal subdivision approval can take effect, a copy of the recorded requisite deed restriction (or stamped, receipted deed filed for recordation) for the proposed 37.40 acre lot (proposed Lot 3.21) must be submitted to the Pinelands Commission.
3. Prior to Commission issuance of a letter advising that any municipal or county subdivision approval can take effect, documentation that the Evesham Township Zoning Board and the Burlington County Planning Board have rescinded any prior subdivision approvals issued for the proposed development subject of App. #1996-1467.005 must be submitted to the Commission.

NEXT STEPS

- ♦ This Certificate of Filing is not an approval.
- ♦ Submit a copy of this Certificate of Filing to all county and municipal agencies that are required to review and act on your application (municipal planning board, building department, county health department, etc.).
- ♦ Send a copy of all approvals/permits that are issued by the county or municipality to the Pinelands Commission for review. Please use the attached *Local Agency Approval Submission Checklist* to make sure you are submitting all required documentation related to the approval/permit.
- ♦ No local approval/permit takes effect and no development can occur until the Pinelands Commission has reviewed the approval. When we complete our review, we will issue you a letter stating that the approval/permit can take effect.

